

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

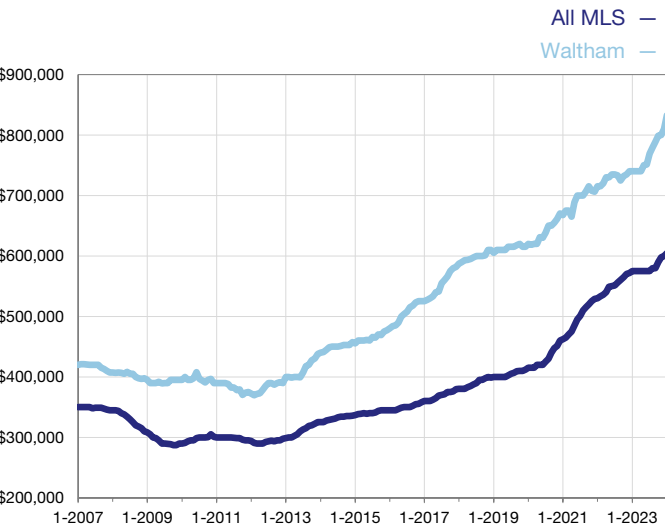
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	12	- 7.7%	13	12	- 7.7%
Closed Sales	16	6	- 62.5%	16	6	- 62.5%
Median Sales Price*	\$682,500	\$734,950	+ 7.7%	\$682,500	\$734,950	+ 7.7%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	47	27	- 42.6%	47	27	- 42.6%
Percent of Original List Price Received*	94.7%	103.2%	+ 9.0%	94.7%	103.2%	+ 9.0%
New Listings	13	17	+ 30.8%	13	17	+ 30.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	21	+ 90.9%	11	21	+ 90.9%
Closed Sales	11	11	0.0%	11	11	0.0%
Median Sales Price*	\$560,000	\$580,000	+ 3.6%	\$560,000	\$580,000	+ 3.6%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	63	44	- 30.2%	63	44	- 30.2%
Percent of Original List Price Received*	93.4%	97.9%	+ 4.8%	93.4%	97.9%	+ 4.8%
New Listings	9	19	+ 111.1%	9	19	+ 111.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

